

Tonto Hills Improvement Association

President: Robyn Baker
Vice President: Nancy Nelson
Treasurer: Kathy Kuchta
Secretary: Chris Prentice

BOARD OF DIRECTORS MEETING MINUTES - APPROVED

January 15, 2025

- I. Call to Order at 6:33pm
- II. Roll Call
 - A. Present – Robyn Baker, Sandra Abbey, Chris Prentice, Brian Richard, Paul O’Connor (in person); Nancy Nelson, David Tappe (via Zoom)
 - B. Guests – Sam and Sammy Brandt, Dave & Diana Hutchinson (in person); Christine Nichols, Diana Cole, Brian Milne, Charlie Civer (via Zoom)
- III. Opening Remarks
 - A. In light of recent wildfires in CA, the Board asks residents and owners of vacant lots to clear dry vegetation, dead trees and other debris from their lots to help protect our community.
 - B. Westhoff, et al. vs Rent-Sell, LLC litigation
Following the trial last year, the Court ruled to uphold the validity and effectiveness of the THIA governing documents, namely the 1961 Amendment. At the beginning of this year, the Court ruled that the THIA is entitled to recover all attorneys' fees and costs incurred during the litigation. A final judgment awarding the legal fees and costs will be issued in the coming weeks
 - C. Rent-Sell Real Estate, LLC countersuit vs the THIA, Westhoff, et al.
Now that the main case has been decided, the counterclaim and other litigation will proceed. The Court is expected to dismiss certain portions of this other litigation, in light of the judgment.
- IV. Open Forum – No comments
- V. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 1/15/25
 - B. Approval of Meeting Minutes of 11/20/2024
 - C. Sandra Abbey motioned to accept all Consent Agenda Items; Paul O’Connor 2nd
- VI. Reports
 - A. Treasurer
Nancy Nelson provided update.
 - i. Income for the budget will include the carry forward for the standpipes and an estimated 4 property transfers. Expenses for the budget FY25/26 will have an increase for Accounting Expense, dumpsters. Legal fees are decreased from FY24/25 budget by \$12,000
Standpipes that were expected to be installed in 2024 have been deferred to 2025. Reminder: Standpipes are purchased by THIA for the use of firefighters in the event of a fire. The DWID maintains the standpipes for use of THVFD.
 - ii. Total checking and savings is \$121,945 as of 12/31/24. All ACC fees have been returned and are no longer collected; this line item will be removed from future budget sheets.
 - B. ACC
 - i. Lot 196 driveway extension to be discussed at future ACC meeting to clarify scope of work.

C. Environmental

- i. Clearing within Maricopa County's Right of Way will begin on 2/3/25 and is expected to be completed on 3/31/25.
- ii. Residents need to remove any landscaping within ROW they wish to relocate before clearing starts
- iii. MCDOT will abide by Tonto National Forest rules and regulations regarding fire safety. No work to be completed on red flag days.
- iv. Tom Hermann is still main contact at MCDOT. Project details may be found at www.maricopa.gov/5890/Tonto-Hills-Paving

D. Landscaping and Fire Mitigation

- i. Sierra Dumpster will be delivering the first dumpster the 1st week of March. It will be located near the water tower at the end of Ho-Ho-Kum Lane.
- ii. No issues with landscapers, who continue to provide good service.

E. THVFD

- i. The fire department recommends residents visit Propane.com for information on what to do with your propane tanks (from small bbq tanks to larger ones used for heating) in the event of a fire. THVFD will send eblast to community.
- ii. Three THVFD members are attending an all day workshop sponsored by Desert Mountain on wildland fires.
- iii. The chili fundraiser in December raised \$1,863 in donations.
- iv. Current checking account balance is \$8,520 and savings balance is \$22,530.
- v. THVFD received \$8,000 contribution from the THIA and will put towards their insurance costs.

VII. Old Business

- A. Lot #212B complaint against Lot#230A (3/22/22); Lot #212B complaint against Lot#230A (04/19/22); Lot#215A complaint against Lot#231F, 216, 230A - on hold until resolution of litigation.
- B. Complaint Lot#195 against Lot#216, 217, 218, 231F - on hold until resolution of litigation. *(Note: It was determined after the meeting that this complaint is not related to the litigation and will be addressed at future meetings).*
- C. MCDOT engineering staff must observe and verify parking issue before they will add no parking signs by Ravens View. Last time they reviewed, MCDOT did not see an issue. They added "one way" signs in July, 2023. Additionally, some of the property is privately owned and outside of the ROW. Chris Prentice motioned to close out agenda item; Sandra Abbey 2nd.
- D. Sandra Abbey will request that the fire department members attending the Desert Mountain Wildfire Training session to ask DM about clearing brush from land they own adjacent to Deer Trail and Cave Creek Road. This will be in lieu of sending a letter to the DM HOA.
- E. Charlie Civer suggested we reach out to the Maricopa County Supervisor, Tom Galvin, for assistance in getting MCDOT to increase the clearance/fire break on either side of Cave Creek Road where it runs adjacent to TH. Paul O'Connor will reach out to Tom Harriman at MCDOT to find out how far MCDOT's ROW extends on either side of the road to see if this is feasible. It is unclear as to who is responsible for maintaining the road north of Old Mine to Quail Lane and other parts are Desert Mountain's responsibility.
- F. A notice will be included with the AGM ballot mailing regarding the need to clear lots of dry vegetation, dead trees and other debris from their lots. The notice will also be send via email.
- G. Approved the December 2024 Balance Sheet, December 2024 Profit and Loss Statement, and Proposed Budget for April 2025 through March 2026. Chris Prentice motioned to approve; Sandra Abbey 2nd.
- H. Chris Prentice to send the request for candidate nominations and AGM agenda items via eBlast to the community as a follow up to the letter sent in mid-December.

VIII. New Business

- A. None

- IX. Announcements
 - A. Future Meeting Dates
 - i. Next Board meeting will be 2/5/25
 - ii. AGM set for 3/26/25.
 - B. Future Board Agenda Items

- X. Adjournment
 - A. Chris Prentice motioned to adjourn the meeting at 7:38pm; Nancy Nelson 2nd.

Approved 2/5/25
Chris Prentice, Secretary